

BOOK

839 588

GREENVILLE, S. C.

OCT 24 12 05 PM 1960

First Mortgage on Real Estate

MORTGAGE

CLERK OF COURTH
M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

T.
Jack/ Cordell

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of Ten Thousand and no/100----

DOLLARS (\$ 10,000.00---), with interest thereon from date at the rate of six (6%)----- per centum per annum, said principal and interest to be repaid by monthly instalments of Seventy-Six and no/100---- Dollars (\$ 76.00---) each on the first day of each month hereafter until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to payment of principal, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, including advances made by the Mortgagee on other or no security:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, shown on the County Tax maps as a portion of Lot 8B, Block 1, Sheet 252, and being more particularly described as follows:

BEGINNING at an iron pin joint corner of other property of the grantor, the property herein conveyed and the property of White Horse Mill and running thence with the line of the said property of White Horse Mill, N. 66-31 W. 150.4 feet to an iron pin corner of property of E. J. and Florence P. Long; thence with the line of said property N. 31.E. 572 feet to an iron pin; thence continuing with the line of said Long property S. 63-0 E. 150 feet to an iron pin at the corner of property of the grantor; thence with the line of said property S. 31-0 W. 562.4 feet to the beginning corner, containing 2 acres more or less, and being shown as lot marked "Jack Cordell" on plat of the property of Jack Cordell prepared by Jones & Southerland dated April 11, 1960, to be recorded.

Being the same property conveyed to the grantor by deed of E. J. and Florence P. Long; together with an easement of right-of-way over and across property of the grantor adjoining the above described property on the southeastern side for the purpose of ingress and egress to and from Sandal Avenue, said easement to be appurtenant to the above described premises and to inure to the benefit of the grantee, his heirs and assigns forever. The strip of land over which this easement is granted is described as follows:

BEGINNING at an iron pin at the northeastern corner of property conveyed to the grantor by deed recorded in Deed Book 647, page 351 and running thence with the joint line of the grantor's property and property of E. J. and Florence P. Long, N. 59-10 W. 325 feet to an iron pin at the joint corner of property of the grantor and property herein conveyed;

Together with all and singular the rights, members, appurtenances, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all such fixtures and equipment other than the usual household furniture be considered a part of the real estate.

thence with the line of said property, S. 31-0 W. 50 feet to a point; thence S. 59-10 E. 325 feet to a point; thence N. 31-0 E. 50 feet to the Beginning.